



**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
JUNE 6, 2016**

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / INVOCATION

Vice-Chairman David Kassander called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:30 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

2. ROLL CALL AND DETERMINATION OF QUORUM

The roll was called and a quorum was declared present.

MEMBERS PRESENT:

Vice-Chairman David Kassander and Board Members: Gerald Jowers, Chris Lee, and Mark Maciel

MEMBERS ABSENT:

Chairman Will Hawthorne (excused) and Board Members: Mark DeFuso (excused) and Heather Gantt (excused)

STAFF PRESENT:

City Attorney Kurt Ardaman, Community Development Director Steve Pash, Urban Designer Kelly Carson, Planner I Jessica Frye, and recording secretary Kathleen Rathel

3. APPROVAL OF MINUTES

Motion by Mark Maciel to approve the regular meeting minutes of May 2, 2016 and seconded by Gerald Jowers. Motion carried unanimously 4 - 0.

LOT SPLIT

4. 1401 W. Plant Street – Christopher and Caitlin Gonzales (LOT SPLIT)

Urban Designer Carson presented a Lot Split request for the 4.54 +/- acre property located at 1401 W. Plant Street. The property is zoned R-1, has a future land use of Low Density Residential, and is currently vacant. The applicant is requesting lot split approval to divide the existing residential lot into two residential lots in order to construct two single-family residences (one residence per lot). The two properties will share a single access onto West Plant Street via a shared driveway constructed within an ingress/egress easement. Staff has reviewed the Lot Split application and recommends approval subject to the conditions listed in the Staff Report.

Board Member Lee asked about the conditions of approval. Ms. Carson stated the easement document had to be officially recorded which has been done, the applicant would have to go

through the normal building permit process, and there were some soil issues that would be addressed through the permit process.

Motion by Gerald Jowers to recommend approval [of the Lot Split] and seconded by Mark Maciel with Staff Recommendations (as provided in the agenda package). Motion carried unanimously 4 - 0.

VARIANCE (PUBLIC HEARING)

5. 327 S. Boyd Street – Maury Alexander

Community Development Director Pash presented a Variance request for the 0.33 +/- acre property located at 327 S. Boyd Street. The property is located on the northeast corner of S. Boyd Street and W. Miller Street. The applicant is requesting a variance to the minimum required rear yard setback of 29 feet in order to demolish an existing detached carport/storage area, currently located at 2.5 feet from the rear property line, and build a new garage addition to the existing single-family dwelling at a 20 foot rear yard setback. Staff has reviewed the variance request, finds it meets all the criteria, and recommends approval.

Motion by Mark Maciel to recommend approval of the Variance for 327 S. Boyd Street with Staff Recommendations (as provided in the agenda package) and seconded by Chris Lee. Motion carried unanimously 4 - 0.

6. 14627 Tullamore Loop – Jeff Boley

Planner I Frye presented a Variance request for the 0.126 +/- acre property located at 14627 Tullamore Loop within the Emerald Ridge Subdivision. The applicant is requesting a variance to construct a screen room at a 15.2 foot rear yard setback in lieu of the minimum required 20 foot rear yard setback. Staff has reviewed the variance request, believes it meets all the criteria, and recommends approval subject to the conditions listed in the Staff Report.

Board Member Lee asked about the conditions of approval. Ms. Frye stated Staff requested that the room never become a fully enclosed air conditioned space. She also stated that the applicant has HOA approval and letters of consent from neighbors.

Vice-Chairman Kassander asked for clarification on neighboring setbacks.

D.C. Johnson with Florida Pool Enclosures spoke on behalf of the applicants stating that the applicants were instructed by doctors to be outdoors more but away from bugs and sun and, without the variance, they would only be able to have a 5 foot deep screen room in lieu of a 10 foot deep screen room.

Motion by Chris Lee to recommend approval of the Variance for 14627 Tullamore Loop with Staff Recommendations (as provided in the agenda package) and seconded by David Kassander. Motion carried unanimously 4 - 0.

ADJOURNMENT

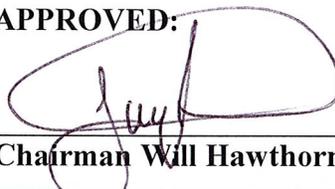
There being no further business, the meeting was adjourned at 6:37 p.m.

ATTEST:



Recording Secretary Kathleen Rathel

APPROVED:



Chairman Will Hawthorne